002.0	0003	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,172,700 / 1,172,700
					USE VALUE:	1,172,700 / 1,172,700
					ASSESSED:	1,172,700 / 1,172,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	107 FAIRMONT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	101 ORCHARD ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY PETER D/ETAL -
Owner 2:	BELLMAN RANDE -
Street 1:	107 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,827 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 2020, having primarily Clapboard Exterior and 4253 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5827.000	696,900		475,800	1,172,700
Total Card	0.134	696,900		475,800	1,172,700
Total Parcel	0.134	696,900		475,800	1,172,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.77 | /Parcel: 275.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 1777

GIS Ref

GIS Ref

Insp Date 05/07/20

!177!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,700	0	5,827.	475,800	713,500	713,500	Year End Roll	12/18/2019
2019	101	FV	191,600	0	5,827.	505,600	697,200	697,200	Year End Roll	1/3/2019
2018	101	FV	191,600	0	5,827.	368,800	560,400	560,400	Year End Roll	12/20/2017
2017	101	FV	194,400	0	5,827.	321,200	515,600	515,600	Year End Roll	1/3/2017
2016	101	FV	194,400	0	5,827.	273,600	468,000	468,000	Year End	1/4/2016
2015	101	FV	186,600	0	5,827.	267,700	454,300	454,300	Year End Roll	12/11/2014
2014	101	FV	186,600	0	5,827.	220,100	406,700	406,700	Year End Roll	12/16/2013
2013	101	FV	186,600	0	5,827.	209,400	396,000	396,000		12/13/2012

PRINT

Date	Time
12/10/20	16:02:14

LAST REV

Date	Time
05/07/20	11:14:13
danam	
177	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY PETER D	69861-101		8/31/2017		690,000	No	No		
ZAFFIRO JOHN	25954-169		1/8/1996		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2019	1317	New Buil	300,000	O				
4/17/2019	515	Demoliti	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2020	Permit Visit	DGM	D Mann
5/7/2020	Measured	DGM	D Mann
8/25/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009		372	PATRIOT
10/25/2000	Hearing Chag	163	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent	163	PATRIOT
9/24/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5827		Sq. Ft.	Site		0	80.	1.02	1									475,847						475,800	

Total AC/HA: 0.13377 | Total SF/SM: 5827 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 475,847 | Spl Credit | Total: 475,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	25.	%
Override:			%
	Total:	25.75	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.89691353
Const Adj.:	1.00989902
Adj $ / SQ:	126.811
Other Features:	166490
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	938652
Depreciation:	241703
Depreciated Total:	696949

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 6		Baths: 4					HB 2		

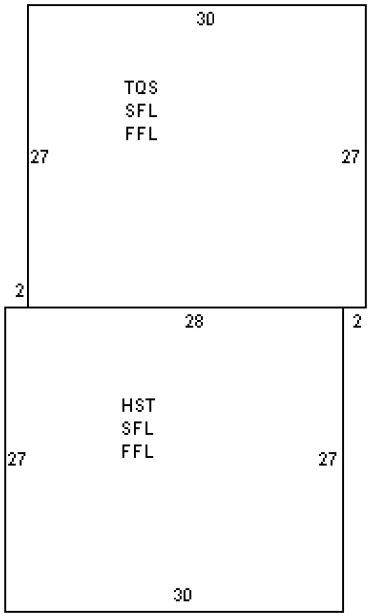
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	168.66
Special Features:	0	Val/Su Net:	163.86
Final Total:	696900	Val/Su SzAd	163.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,620	126.810	205,434
SFL	Second Floor	1,620	126.810	205,434
TQS	3/4 Story	608	126.810	77,038
HST	Half Story	405	126.810	51,358

Net Sketched Area: 4,253 | Total: 539,264

Size Ad 4252.5 | Gross Are 4860 | FinArea 4253

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: